

NOTICE FROM PROPERTY OWNER: RSO

Dear Tenant,

The City of Santa Ana has established a Rent Stabilization Ordinance effective as of November 19th, 2021. The Rent Stabilization Ordinance (RSO) is a local law that limits rent increases per year for certain residential rental units and mobilehome spaces in the City.

The RSO applies to buildings built on or before February 1, 1995, pursuant to the Costa-Hawkins Rental Housing Act. The RSO for mobilehome spaces applies to mobilehome parks established before 1990 regardless of ownership; however, the RSO does not apply to mobilehomes with long-term leases (over 12 months).

Under the RSO, owners are permitted to increase tenants' rent by the lower of 3%, or 80% of the percent change in the Consumer Price Index (CPI). If the change in the CPI is negative, no rent increase will be permitted that year. However, there may be circumstances where owners may be able to raise tenants' rent over 3% with review and approval of a Fair Return Petition by the City.

Tenant RSO Notice Requirements

The property owner is required, on or before the date of commencement of a tenancy, to give the tenant(s) a written notice in a form prescribed by the City with information on the existence and scope of the RSO and the tenant's right to respond to any petition filed with the City to increase rent above the allowable limit. A rent increase cannot take effect until the notice has been provided. The owner is required to provide notices to the tenant in the language that the owner and tenant used to negotiate the terms of the tenancy (e.g., English, Spanish, Chinese, Tagalog, Vietnamese, and Korean).

Tenant Rent Increase Notice Requirements

The property owner is required to provide sufficient notice before increasing tenants' rent by the allowable rent increase amount. The amount of notice time that must be given to tenants for rent increases depends on state law.

If you have any questions regarding this notice, please email the City at rso@santa-ana.org or call (714) 667-2209. More information can also be found on the City's website www.santa-ana.org/renterprotections.

Optional:

I hereby certify that I have received this written notice with information on the existence and scope of the RSO and my right to respond to any petition filed with the City to increase rent above the allowable limit.

Signature

Date